



11 BLOSSOM GROVE RETTFORD

A modern three bedroom end terrace house on this popular development on the fringes of Retford town centre. The property benefits from a good sized rear aspect lounge leading into the garden, as well as a well-appointed modern kitchen with fitted appliances. For a modern house, the property benefits from good sized windows and this property in particular has a nice entrance hall leading to all rooms and the first floor. Externally, there are low maintenance irregular shaped gardens to the side and rear. Scope for a garage, subject to planning consents.

£230,000

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BROWN & CO

Property and Business Consultants

11 BLOSSOM GROVE, RETFORD, DN22 7XH

LOCATION

Blossom Grove is on the fringes of the town centre yet within comfortable distance of shopping, leisure and recreational facilities as well as Bracken Lane School and Thrumpton Lane School. The A57 and A1 are within easy access providing links to the wider motorway network and Retford also boasts a mainline railway station on the London to Edinburgh inter city line. There are countryside walks close by.

DIRECTIONS

What3words///tags.back.opens

ACCOMMODATION

Composite door to

ENTRANCE HALL 18'2" x 6'5" (5.55m x 1.99m) with front aspect modern sash cord window, stairs to first floor landing. Large storage cupboard.

CLOAKROOM side aspect obscure sash cord window. White low level wc with concealed cistern. Vanity unit with mixer tap and cupboard below, ceramic tiled flooring, part tiled walls, extractor, chrome towel rail radiator.

LOUNGE 16'4" x 11'0" (5.00m x 3.39m) rear aspect double glazed French doors into the garden. TV point.

BREAKFAST KITCHEN 18'2" x 9'4" (5.55m x 2.88m) front aspect double glazed sash window. An extensive range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ enamel sink drainer unit with mixer tap. Integrated dishwasher, washer dryer, fridge and freezer, additional built-in electric oven, four ring electric hob with stainless steel canopy above, ample wood effect working surfaces, part tiled walls. Cupboard housing Ideal wall mounted gas fired central heating combination boiler, laminate flooring, recessed lighting.

FIRST FLOOR

GALLERY STYLE LANDING with access to roof void.

BEDROOM ONE 12'5" x 9'3" (3.82m x 2.84m) rear aspect double glazed window with views to countryside. TV point.

EN SUITE SHOWER ROOM 6'8" x 3'9" (2.07m x 1.18m) with full width shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with mixer tap and drawer below. Low level wc with concealed cistern. Ceramic tiled flooring, tiled walls, recessed lighting and extractor.

BEDROOM TWO 11'7" x 9'4" (3.56m x 2.86m) front aspect double glazed window.

BEDROOM THREE 7'4" x 6'8" (2.24m x 2.07m) front aspect double glazed sash cord window.

BATHROOM 8'8" x 6'7" (2.69m x 2.03m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with mixer tap, mains fed shower with handheld attachment and raindrop shower head and glazed screen. Pedestal hand basin with mixer tap, low level wc with concealed cistern. Separate shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Ceramic tiled flooring, tiled walls, chrome towel radiator, recessed lighting and extractor.

OUTSIDE

Small buffer garden with established shrubs. Access to the side by way of a block paved driveway providing space for two vehicles. The side garden is fenced and is pebbled for low maintenance and please note there is the possibility of a garage, subject to planning consents.

Wooden gate giving access to the rear garden, which is irregular in shape, fenced to all sides, paved patio, external water supply and timber shed.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in June 2026.



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